



This most attractive B2 listed red brick, town house is situated in an idyllic setting, just off the Lisburn Road with stunning views over the city and to Cavehill. It is in a quiet yet highly desirable residential location with delightful landscaped gardens.

Dating back to 1863 the property retains many original features and character including; high ceilings, cornicing and ornate ceiling roses, fireplaces and deep skirting boards. Whilst having character the property has been sympathetically renovated and modernised and has a recently fitted modern fitted kitchen with bright and airy dining space.

There is a covered rear yard with garaging/store and utility room. At the front there is a portion of the beautifully mature gardens in the centre that belongs to the property and private pebbled car parking.

This sale offers a rare opportunity to acquire a hidden gem, in a truly superb setting, less than two miles from the City Centre.

A viewing is encouraged at your earliest convenience.

Offers Over
£435,000

45 Ashley Avenue,
Lisburn Road,
BELFAST,
BT9 7BT

Viewing by
appointment
through agent
028 9066 3030



- Stunning Grade B2 Listed Townhouse, Dating back to 1863 with Fabulous, Mature Gardens to the Front and City Views
- Entrance Porch with Original Door to Reception Hall
- Open Plan Lounge and Dining Room with Original Fireplace and Glazed Doors to Kitchen
- Recently Fitted Modern Kitchen with Range of Integrated Appliances Open Plan to Sun room
- Utility Room
- First Floor Landing / Study Area
- Modern Bathroom with Separate Cloakroom
- Five Well Proportioned Bedrooms
- Extensive Front Pebbled Private Car Parking, Covered Rear Yard, Landscaped Front Gardens in Lawns with Bushes, Trees and Shrubs
- Delightful City Views to Cavehill
- Gas heating / Majority Double Glazed Windows / Original Glass in the Lounge
- Period features including Sash Window Frames, Cornice Ceilings, Ceiling Roses and Picture Rails
- Most convenient location near to a diverse range of amenities including:
- Leading Schools, Queen's University, both the Royal and City Hospitals, the city centre and many tempting shops and bar-restaurants on the Lisburn Road

The Property Comprises:

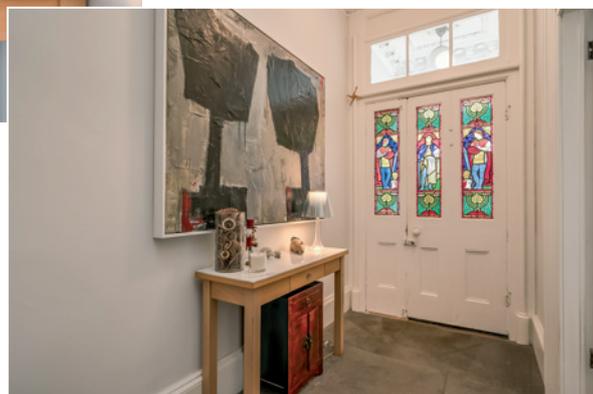
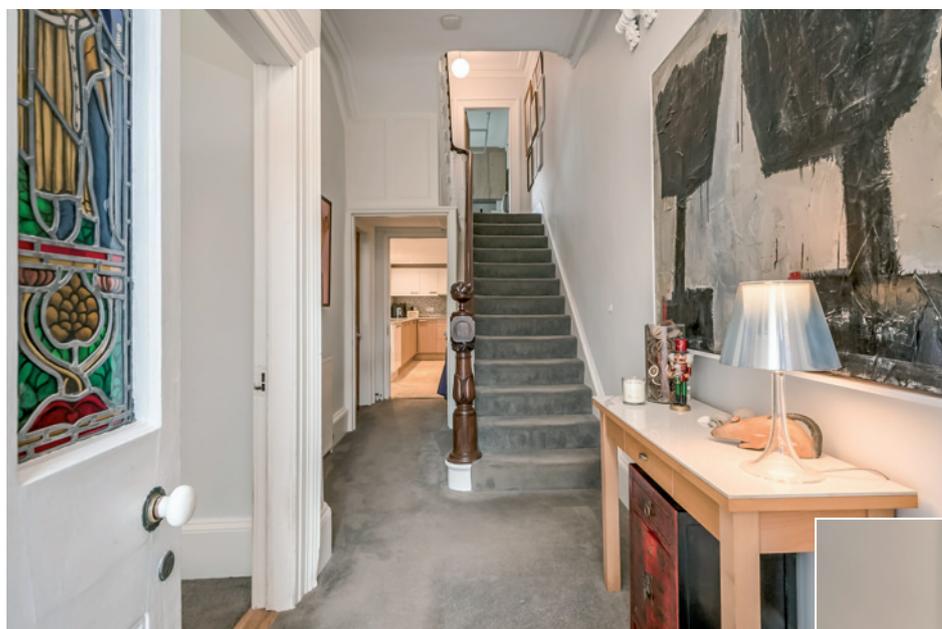
Ground Floor

Hardwood front door to:

ENTRANCE PORCH: Ceramic tiled floor, original door and stained glass window to:



RECEPTION HALL: Cornice ceiling, ceiling rose.



Telephone 028 9066 3030

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LOUNGE OPEN PLAN TO DINING ROOM: 25' 0" x 13' 2" (7.62m x 4.01m) (at widest points).
Original attractive fireplace, tiled inset and hearth, gas coal effect fire, built-in shelving and units, cornice ceiling, picture rail and ceiling rose.



MODERN FITTED KITCHEN OPEN PLAN TO SUN ROOM: 17' 9" x 15' 2" (5.41m x 4.62m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, Bosch fridge/freezer, Bosch microwave, Bosch oven and hob, extractor fan. Bosch dishwasher, part tiled walls, ceramic tiled floor, low voltage spotlights, under stairs storage.



First Floor Return

STUDY AREA: Stained glass window.

MODERN BATHROOM: White suite comprising low flush wc, free standing bath, fully tiled shower cubicle, vanity unit and wash hand basin, built-in units, part tiled walls, Bolon floor, picture rail.

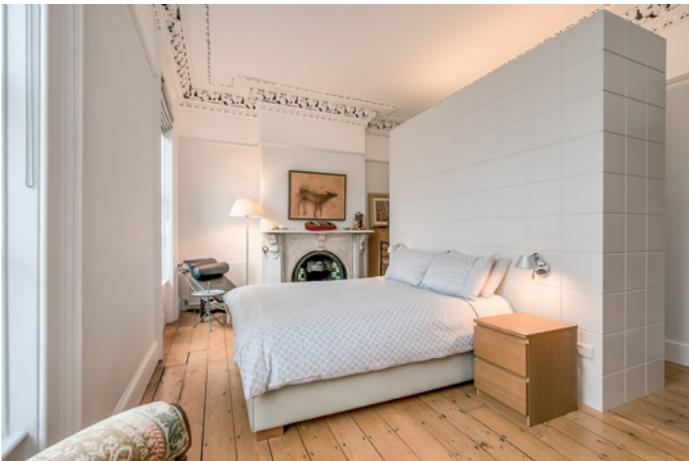


CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin, part panelled walls.

First Floor

LANDING:

BEDROOM (1): 19' 0" x 13' 9" (5.79m x 4.19m) (at widest points). Marble fireplace with cast iron inset and tiled inset and hearth, cornice ceiling, picture rail, sanded and varnished floorboards.



BEDROOM (2): 11' 11" x 11' 2" (3.63m x 3.4m) Marble fireplace with cast iron inset and slate hearth, cornice ceiling.



Second Floor Return

LANDING: Original airing cupboards, access to roofspace.

BEDROOM (3): 12' 1" x 8' 5" (3.68m x 2.57m) Original cast iron fireplace with marble surround, cornice ceiling.



Second Floor

LANDING: Built-in storage.

BEDROOM (4): 19' 0" x 10' 5" (5.79m x 3.18m) Sanded and varnished floorboards. Stunning views of the city and Cavehill.

BEDROOM (5): 14' 11" x 9' 8" (4.55m x 2.95m)



Outside

Beautifully mature and landscaped lawns to the front with Silver Birch and various specimen trees and hedges. Relaxing areas to enjoy the sunnier evenings whilst benefitting from Lisburn Road location.

GARAGING/STORE: Light.

UTILITY ROOM: Gas boiler, plumbed for washing machine, space for tumble dryer.

Rear covered yard.





Sizes And Dimensions Are Approximate. Actual May Vary.

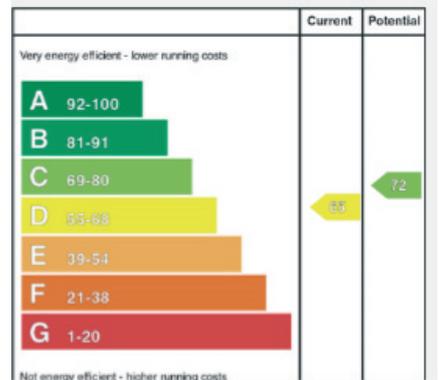
Location:

Leaving Belfast on the Lisburn Road turn right into Ashley Avenue before Tate's Avenue. Number 45 is approximately a third of the way down on the right hand side and at a right angle to the avenue.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
 www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: D65
 Potential: C72
 EPC Landmark Code: 9820-0548-0079-1100-0423
[Epc Certificate](#)



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